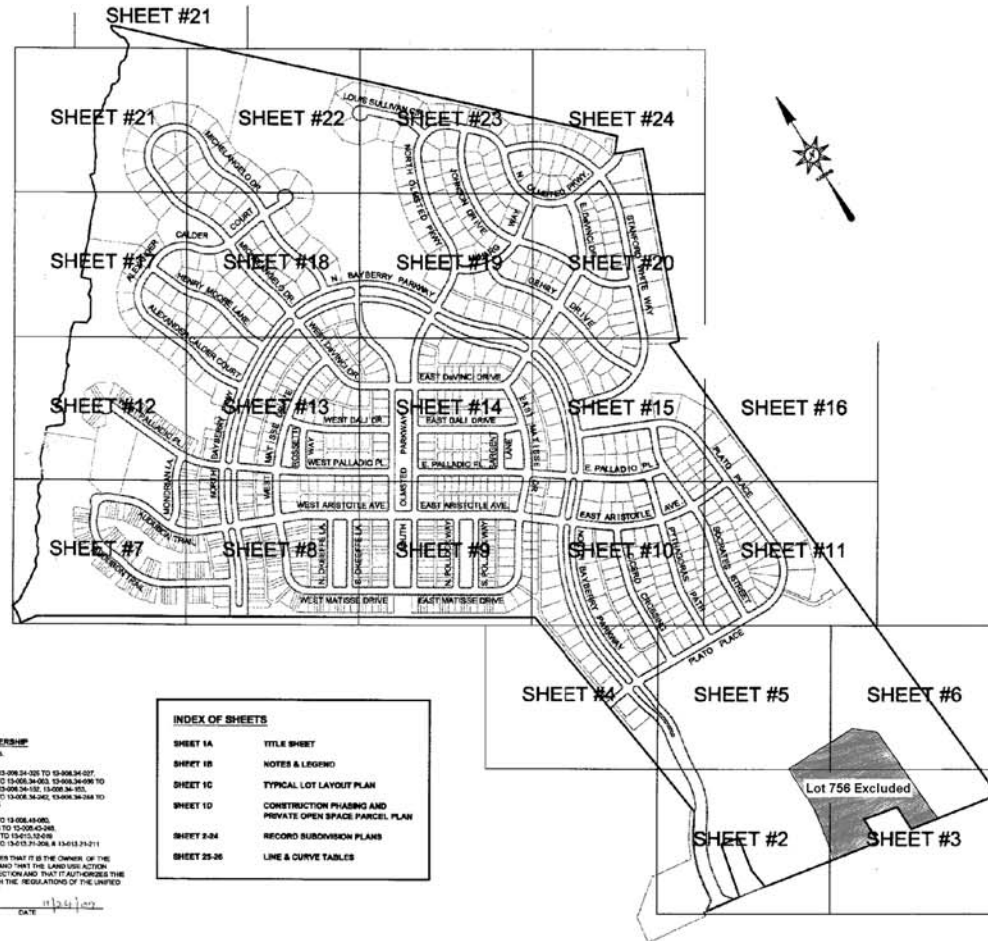


Exhibit A

RECORD MINOR SUBDIVISION PLAN

VILLAGE OF BAYBERRY NORTH

ST. GEORGES HUNDRED - NEW CASTLE COUNTY, DELAWARE



INDEX OF SHEETS

SHEET #	TITLE
SHEET 1A	TITLE SHEET
SHEET 1B	NOTES & LEGEND
SHEET 1C	TYPICAL LOT LAYOUT PLAN
SHEET 1D	CONSTRUCTION PHASING AND PRIVATE OPEN SPACE PARCEL PLAN
SHEET 2-24	RECORD SUBDIVISION PLANS
SHEET 25-26	LINE & CURVE TABLES

CERTIFICATION OF OWNERSHIP
FOR TAX PARCELS, ACES
I, GEORGE D. AND PATRICIA F. BAKER, HERREY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE BY THE OWNERS AND THAT I, AUTHORIZED THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE UNIFIED DEVELOPMENT CODE.

CERTIFICATION OF OWNERSHIP
FOR TAX PARCELS, ACES
I, KASHIYRA BONDVA, AUTHORIZED MEMBER OF KARINS AND ASSOCIATES, HERREY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE BY THE OWNERS AND THAT I, AUTHORIZED THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE UNIFIED DEVELOPMENT CODE.

CERTIFICATION OF PLAN ACCURACY - (BOUNDARY ONLY)
I, GUY STEPHAN, HERREY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE UNIFIED DEVELOPMENT CODE AND THAT I AM A MEMBER OF THE NEW CASTLE COUNTY ENGINEERING PROFESSION.

CERTIFICATION OF PLAN APPROVAL
APPROVED: 4-14-2010 DATE BY: [Signature] CENTRAL MANAGER FOR COUNTY OF NEW CASTLE COUNTY
APPROVED: 4-14-2010 DATE BY: [Signature] CENTRAL MANAGER FOR COUNTY OF NEW CASTLE COUNTY

SUPERSEDES NOTE
THIS PLAN SUPERSEDES, IN PART, THE RECORD SUBDIVISION PLAN FOR BAKER FARMS, INC. DATED JANUARY 25, 1975 AND RECORDED APRIL 1, 1975 MICROFILM NO. 2080, ALSO IN PART, THE RECORD SUBDIVISION PLAN FOR GEORGE AND PATRICIA BAKER, DATED NOVEMBER 19, 1981 AND RECORDED APRIL 1, 1984 MICROFILM NO. 11965 AND THE RECORD MAJOR LAND DEVELOPMENT PLAN FOR VILLAGE OF BAYBERRY NORTH DATED JUNE 24, 2005 AND RECORDED JULY 11, 2007 INSTRUMENT NO. 2007011-001865 AND THE RECORD RESUBDIVISION PLAN FOR VILLAGE OF BAYBERRY NORTH DATED 10/03/08 AND RECORDED OCT. 10, 2008 INSTRUMENT NO. 20081010-006791 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE.

PLAN PURPOSE NOTE
THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE A PORTION OF THE PREVIOUSLY RECORDED PROJECT (SEVERAL PARCELS/UNITS WITHIN THIS SUBDIVISION) TO DEVELOP IT FOR WORKFORCE HOUSING UTILIZING THE INCENTIVES AVAILABLE UNDER THE NEW CASTLE COUNTY CODE SECTION 802.307.300. AN ADDITIONAL 154 DWELLING UNITS (A TOTAL OF 861 DWELLING UNITS) ARE PROPOSED BY THIS MINOR SUBDIVISION PLAN UTILIZING THE INCENTIVES. ADDITIONALLY, THIS PLAN PROPOSES TO:
1. REVISE HOUSE TYPES ON PREVIOUSLY RECORDED LOTS.
2. REVISE NOTES TO REFLECT NEW LAND PLAN DESIGN AND ADD NOTES.
3. EXTINGUISH PREVIOUSLY RECORDED LOT LINES AND ESTABLISH NEW LOT LINES.
4. EXTINGUISH DRAINAGE, SANITARY SEWER, WATER, AND STORMWATER MANAGEMENT EASEMENTS WHERE THE SUBJECT UTILITY AND/OR USE OF THESE EASEMENTS HAS BEEN REVISED OR REMOVED BY THIS PLAN, AND ESTABLISH NEW EASEMENTS, WHERE NECESSARY.
5. CORRECT ERRONEOUS INFORMATION FOR PREVIOUSLY RECORDED LOTS.

NOTE
1. THE PROPOSED DRIVEWAY SHALL HAVE BITUMINOUS CONCRETE SURFACE.
2. SEE SHEETS 25/08 FOR CURVE TABLE.
3. ALL ALLEYS ARE TO BE CONSIDERED PRIVATE OPEN SPACE. SEE SHEET 1D OF 26 FOR LOCATION AND LISTING.

APPLICATION NO. 2008-0829(S)
RECORD MINOR SUBDIVISION PLAN FOR VILLAGE OF BAYBERRY - NORTH
SITUATE IN: ST. GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

PREPARED FOR: GUY STEPHAN, ENGINEER	DATE: 04-14-2010	SCALE: 1" = 400'
DESIGNED BY: J.S./E.L.D.	DATE: 05-15-08	SHEET: 1A OF 36
DRAWN BY: J.L./S.D.	CHECKED BY: D.S./J.L.	DRAWING NO.: 080900000000000000

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